



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
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PLANNING BOARD

**NOTICE / AGENDA
REGULAR MEETING & PUBLIC HEARINGS
GRAFTON PLANNING BOARD**

**Conference Room A *
Grafton Municipal Center
30 Providence Road, Grafton, MA 01519
Monday, March 14, 2022**

7:00 p.m. Regular Meeting

- 1. Public Input**
- 2. Action Item**
 - A. Approval Not Required Plan (ANR 2022-02), 18 Leland and 277 Upton Streets, Johnny's Auto & Light Truck Repair, LLC / Frederick C. Ferry III (applicant/owner).
 - B. Draft Decision –Re-opened Public Hearing (remand) for Special Permit (SP 2019-2 / SPA) and Site Plan Approval, "Brigati Village," 41 Church Street and 14 West Street, David W. Brossi / Brigati Village, LLC (applicant/owner).
 - C. Determination of Minor Modification – (SPA 2001-2.2) 3 Centennial Drive, IDEXX Laboratories.
- 3. Discussion Items**
 - A. Complete Streets Prioritization Plan
 - B. Proposed Zoning Articles
 - C. Mill Redevelopment Overlay District
 - D. Master Plan Update
- 4. General Business**
 - A. Bills
 - B. Minutes of Previous Meetings
 - C. Staff Report
 - D. Correspondence
- 5. Reports from Planning Board Representatives on Town Committees and CMRPC**
- 6. Public Meetings/Hearings**
 - A. (7:30 PM) Request for Special Permit (SP 2022-01/SPA) and Site Plan Approval, "Afonso Village II," 100 Westboro Road, D&F Afonso Builders, Inc. (applicant/owner).
A Hearing to consider an application for a Special Permit and Site Plan Approval for the construction of eight two-family dwelling units, on property located at 100 Westboro Road, as shown on Grafton Assessors Map 12, Lot 22. Said property is located in Village Mixed Use-Transit Village (VMU-TV) and Medium Density Residential (R-20) zoning districts.
 - B. (7:30 PM) Request for Special Permit (SP 2022-02/SPA) and Site Plan Approval, 29 Hawthorne Street, Donna J. Manes / David Samara, Sherri-Ann Katosky, Sandra Samara (applicant/owners). A Hearing to consider an application for a Special Permit and Site Plan Approval for a light manufacturing company, on property located at 29 Hawthorne

The Planning Board reserves the right to take agenda items out of order

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Street, as shown on Grafton Assessors Map 35, Lot 37. Said property is located in a Village Mixed Use (VMU-WS) zoning district.

C. (7:30 PM) **Request for Modification of Special Permit (SP 2018-2.3) and Site Plan Approval, 1 Grafton Common, Sean Padgett, Grafton Town House Tavern, LLC / Town of Grafton (applicant / owner).** A Hearing to consider an application for a Special Permit and Site Plan Approval for permanent outdoor patio seating, on property located at 1 Grafton Common, as shown on Grafton Assessors Map 74, Lot 72. Said property is located in a Neighborhood Business (NB) zoning district.

D. (7:30 PM) **Request for Special Permit (SP 2021-05/SPA) and Site Plan Approval, 244 Worcester Street, Churchill & Banks, LLC / Wyman Gordon Company (applicant /owner).** A Hearing to consider an application and draft decision for a Special Permit and Site Plan Approval for a warehouse distribution facility, on property located at 244 Worcester Street, as shown on Grafton Assessor's Map 35, Lot 1. Said property is located in an Office/Light Industrial zoning district and Priority Development Overlay. *Continued from February 28, 2022.*

7. **Any Other Items Which May Lawfully Come Before the Board**

8. **Vote to Extend Duration of Meeting Beyond 10:00 P.M. (If Necessary)**

9. **Adjournment**

*** Remote Access to Public Meetings** - Zoom Video Communications, Inc. ("Zoom") will be used for remote conferencing services to allow for remote access to public meetings. Web addresses will be provided as part of each meeting's agenda posted to the town calendar on the homepage of Grafton's website, www.grafton-ma.gov.

The March 14, 2022 Planning Board Meeting may be accessed using the following link:

<https://us06web.zoom.us/j/87183730740>